



BRUNSWICK PLACE, SEFTON STREET

LIVERPOOL, L8 5SN

FOR SALE ON BEHALF OF
FIXED CHARGE RECEIVERS

A FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY
WITH PLANNING PERMISSION
FOR 198 FLATS AND
4 COMMERCIAL UNITS.


STRETTONS
RECEIVERS
PAUL JOSEPH & ISABELLE WAIGHT

VANDERMOLLEN
REAL ESTATE

Freehold residential-led
development opportunity

Planning Permission for 198 flats,
4 commercial units (Class B1a)
and 110 car parking spaces

0.46 hectare (1 acre)

Located 200m North of
Brunswick Station providing
routes via the Northern Line of
the Merseyrail Network



Aerial view of site



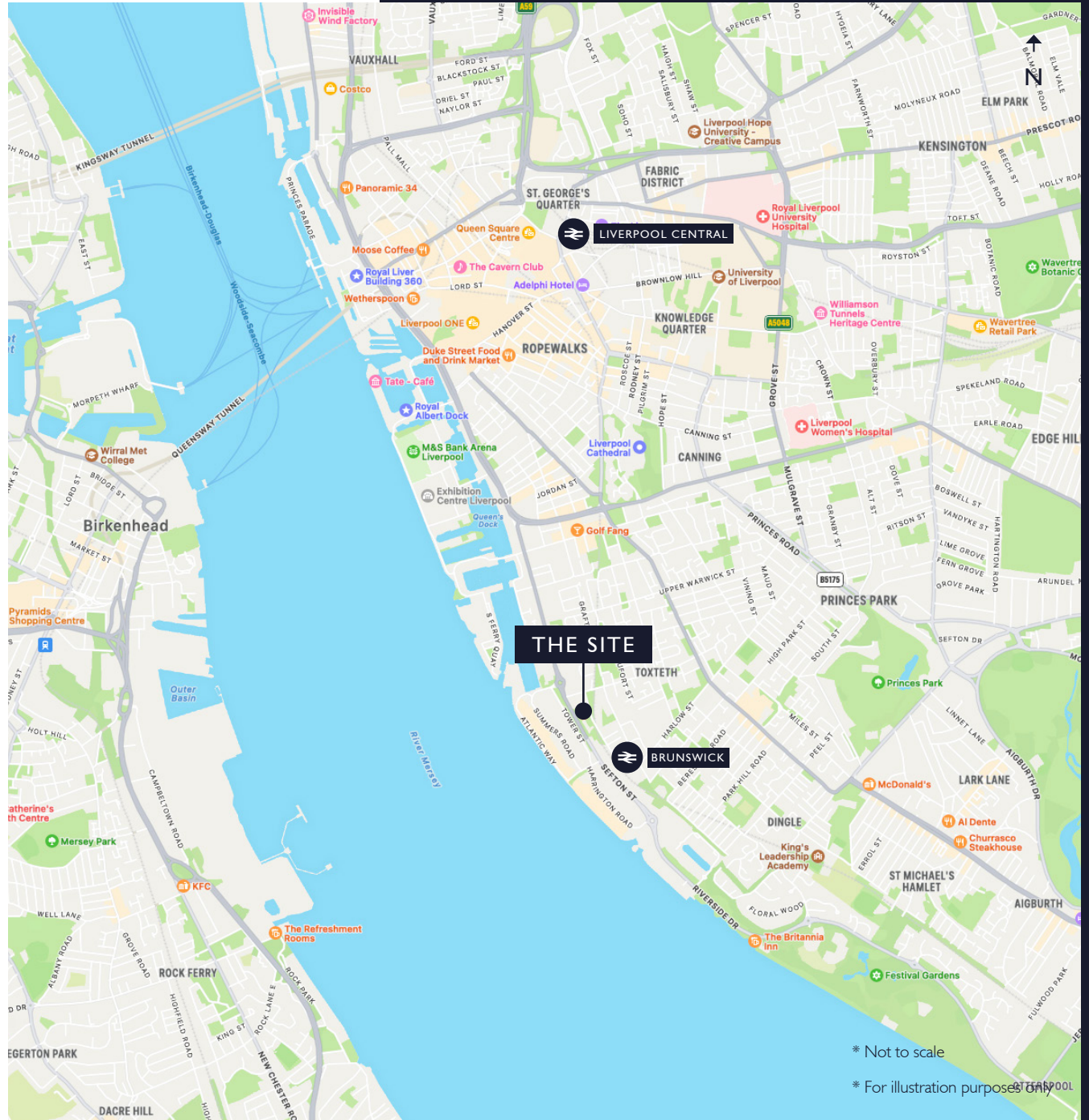
LOCATION

The site is situated on the East side of Sefton Street which is located in a prominent position just 1.5 miles South of Liverpool city centre.

Sefton Street is well served in terms of access to public transport with Brunswick overground railway station located 200 metres (0.1 mile) south and provides services into Liverpool Central, Liverpool South Parkway, and Manchester Victoria via the Merseyrail Northern Line. There are also several bus routes running along the length of Sefton Street providing transportation links into the surrounding areas such as Liverpool city centre, Mossley Hill, and Speke amongst various others.

Sefton Street benefits from an abundance of nearby amenities including various supermarkets, shops, restaurants, and bars. Liverpool city centre and the Royal Albert Docks are located only 2 km (1.2 miles) away and hosts occupiers such as Marks & Spencer, John Lewis, Starbucks, and Nandos amongst others.

The University of Liverpool is situated on the East side of the City within the Knowledge Quarter and can be easily accessed via the Merseyrail service from Brunswick Station in approximately 16 minutes, or via bus in approximately 30 minutes.



PLANNING

Sefton Street benefits from planning permission (ref: PP: 16F/2915) to “erect two buildings of 8 and 6 storeys comprising 198 apartments and 575 sq m of ground floor Class B1a floorspace, with associated car parking.” The planning consent has been implemented through the commencement of the rear foundations.

This development opportunity currently comprises a fairly level rectangular plot of land extending to approximately 0.46 hectare (1 acre) and has been cleared of vegetation. The boundary between the site and Sefton Street is a high sandstone wall with a large gateway. The rear is defined by a tall wall, that once formed part of the docks and its railway line, creating a dividing feature between Sefton Street and the elevated Caryl Street.

The scheme is split into two cores; the Sefton Street building (Block A) and the Caryl Street building (Block B). Block A is a 6 storey building comprising 575 sq m GIA (6,189 sq ft) of Class B1a (Office) space on the ground floor, and 95 residential apartments (80x 1 Bed, 15x 2 Beds) over the upper 5 floors extending to 3,804 sq m (40,950 sq ft) of net saleable area.

Block B is an 8 storey building comprising 103 residential apartments (67x 1 Bed, 36x 2 Beds) over the ground and 7 upper floors extending to 4,609 sq m (49,617 sq ft) in net saleable area. Therefore, combining both the Sefton Street building and the Caryl Street building there is a total of 198 residential apartments (147x 1 Bed, 51x 2 Beds) extending to 8,413 sq m (90,567 sq ft) of total net saleable area and 575 sq m GIA of ground floor B1a office space. There is also a provision for 110 off street parking spaces at ground floor level and a communal courtyard of 1,400 sq m between the two buildings.



CGI of Proposed development

SCHEDULE OF ACCOMMODATION

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Sefton Street building (Block A):	Unit Type	# of Units	NSA SQM	NSA SQFT
	1 Bed	80	3024	32556
	2 Bed	15	780	8394
Caryl Street building (Block B):	Unit Type	# of Units	NSA SQM	NSA SQFT
	1 Bed	67	2466	26550
	2 Bed	36	2143	23067
Total		198	8,413	90,567



TITLE & TENURE

The site is being sold freehold with vacant possession.

METHOD OF SALE

This property will be sold by way of informal tender.

VIEWINGS

Visual inspections may be made from Sefton Street and Caryl Road.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

CONTACT

For further information please contact the sole selling agents:

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CGI of Proposed development

The Misrepresentation Act 1967.

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